



# Campbell Connection

*“Residents First”*

## Project Overview

### FCFH Project Accomplishments Since Award in August 2002:

- Partnering session and signing ceremony in September 2002.
- CDMP completion and approval by MG Petraeus on 7 March 2003.
- Notification made to Congress 15 July 2003.
- Preparation and Planning for Transition

The Fort Campbell Development Plan continues to receive strong support during our briefings to the Fort Campbell leadership, stakeholders, and residents.

The partnership continues to refine the plan in response to resident needs and expectations.

Invitations to participate in focus groups and surveys were mailed to all Fort Campbell households at the end of last year to seek their input into the development of the CDMP.

Over 250 households provided written feedback and eleven focus groups were conducted, providing valuable insight into what is important to the families at Fort Campbell.

Actus and the Army team have worked with representatives from DDESS, AAFES, MWR, DPW, Public Safety, Utility Providers, and

other stakeholders to establish a common understanding of the vision, key issues, and assumptions that form the basis of the CDMP. In doing so we have ensured that there are no gaps in budgets or timeframes between those assumed in the CDMP and those to be delivered by other stakeholders in support of RCI.

The Development Plan incorporates the replacement of the older, poorer quality multiunit homes built in the 1940's and 1950's, the construction of new 3 and 4 bedroom residences, and the revitalization of units built in the 1960's and 1970's.

This plan satisfies both the Privatized Family Housing standards to achieve ISR 'Green Status' and the 'detailed needs assessment' undertaken during the CDMP development.



Major General David H. Petraeus (left), Commander of 101st Airborne Division, Air Assault, and Mr. Peter Koziol, CEO of Actus Lend Lease sign the partnership agreement.

## Actus Assembles Management Team

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Notice-to- Proceed is fast approaching. The core team on the ground at Fort Campbell is ready and will continue to prepare to assume operations.

Tom Skrodzki will be the FCFH Asset Manager. Gina Blum, will continue as the office manager and take on additional duties as the Housing Market Analyst.

Jim Switzer, the project's Director of Property Management,

brings experience from other Actus projects at Ft Hood, TX, and Beaufort/Paris Island, SC.

Darren Booth took over the responsibilities of Development Manager in December of 2002.

Mike Henson was selected to be the project Controller in June 2003. Interviews were recently conducted for the Senior and Staff Accountant positions, which will be filled after notice-to-proceed.

Karen Lee will become our Director of Community Services this fall.

These dedicated professionals live in the Fort Campbell local community and are ready to serve the needs of our nation's finest soldiers and their families. They bring tremendous talent to the project. We are fortunate to have the opportunity to make a very significant impact upon the living conditions at Fort Campbell and look forward to the challenges ahead.

## Working Toward Transition

Property Management is gearing up to begin operations at Fort Campbell. Jim Switzer, the Director of Property Management, has been negotiating contracts for grass cutting, waste disposal, and pest control in an effort to firm up pricing by the anticipated 1 September Notice-To-Proceed (NTP) date. In addition, plans are being made to sign a Housing Oc-

cupancy Agreement for each of the 4000+ households on post and providing residents with a Resident Guide detailing all the changes that will take place. Town hall meetings will be scheduled to brief and execute the Occupancy Housing Agreement. This is a major undertaking and will require significant coordination and action by soldiers, spouses, unit leaders, and

the post staff. Media coverage will begin right after NTP. Currently the Property Management team is involved in assisting the Design and Development team in their planning for renovation prototypes to be started in September. Staff hiring for positions within the Property Management Office will be on-going until late November.

*"In spite of the deployment of a large percentage of soldiers, 100% of all housing occupants will have to sign an Occupancy Agreement, which in essence is a resident lease."*

*-Tom Skrodzki,  
Asset Manager*

## Renovation Plans for Fort Campbell Homes Take Shape

Over the next several years, Fort Campbell Family Housing is planning to spend more than \$20 million dollars renovating and updating existing homes.

The single story homes in Stryker, Hammond Heights, Drennan and Gardner Hills built in the 1960's will receive the most extensive renova-

tions to include new kitchens and remodeled bathrooms.

Washers and dryers will be removed from the kitchens in these homes and relocated to separate utility rooms - increasing kitchen space and improving functionality.

Beginning in January of 2004, approximately 20 newly renovated homes will be completed each month.

To minimize the inconvenience to existing residents, major renovations such as these will only be performed during a change of occupancy.



Rendering of an upgraded Stryker Village home.



### ***The Way Ahead***

- ***September 2003– Notice to Proceed, followed by 90-day transition period***
- ***December 1 Financial and Legal Closing; Assume Operations***